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201616018144

FILED FOR RECORD IN

TIPPECANOE COUNTY, IN

SHANNON WITHERS, RECORDER

10/03/2016 01:35:35PM

EASEMENT

19.00

TEMPORARY GRANT OF EASEMENT

Project: Kingston Trail

Parcel: 1C

THIS INDENTURE WITNESSETH, That **WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION**, the Grantor, **GRANTS** to the **CITY OF WEST LAFAYETTE, INDIANA**, the Grantee, for NO consideration a temporary easement to enter upon and have possession of the Real Estate of the Grantor of facilitating street improvements and construction, which said work is incidental to the construction of the road facility known as the Kingston Trail, which said Real Estate is situated in the City of West Lafayette, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" and which exhibit is incorporated herein by reference. Said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project.

The Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the Grantor, for the purpose of inducing the City of West Lafayette, Indiana, to accept this grant represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

The undersigned persons executing this temporary grant of easement represent and certify on behalf of the Grantor, that they are authorized by the school corporation and have full authority to sign and execute documents on its behalf, and that their authority has not been revoked; that they are, therefore, fully authorized and empowered to grant to the City of West Lafayette, Indiana, the real estate of Grantor and to execute all necessary instruments in connection therewith.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

OCT 03 2016

Robert A. Hartman
AUDITOR OF TIPPECANOE CO.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3rd day of October, 2016.

WEST LAFAYETTE COMMUNITY
SCHOOL CORPORATION

By: Alan R. Karpick
Printed: Alan R. Karpick
President

By: Karen S. Springer
Printed: Karen S. Springer
Secretary Vice President

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for said State and County, personally appeared Alan R. Karpick and Karen S. Springer, authorized officers of the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that that any representations contained therein are true. I am a resident of Hendricks County.

Witness my hand and Notarial Seal this 3rd day of October, 2016.

My commission expires: 4/28/2024

Patrick A. McCallister
NOTARY PUBLIC

This conveyance is for no consideration and sales disclosure form is not required.

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Thomas L. Brooks, Jr.

This instrument prepared by: Thomas L. Brooks, Jr. of the firm Mayfield and Brooks, LLC, 8 N. Third St., Suite 405, P.O. Box 650, Lafayette, IN 47902, Telephone (765) 423-5454

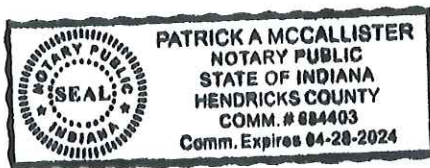


EXHIBIT "A"

Project: 1401286

Sheet 1 of 2

Parcel: 1C Temporary R/W for Grading & Drive Constr.

Form: T-3

A part of the Southeast Quarter of Section 18, and a part of the Southwest Quarter of Section 17, all in Township 23 North, Range 4 West, Tippecanoe County, Indiana, described as follows: Commencing at an iron pin on the West line of the Northwest Quarter of the Southwest Quarter of Section 17, 380.7 feet south of the Northwest corner of the Southwest Quarter of Section 17; thence West 86.0 feet to a point on the East line of Salisbury Street as now laid out and established; thence Southeasterly upon and along the east line of Salisbury Street 238.0 feet to a point; thence East parallel with the North line of the Northwest Quarter of the Southwest Quarter of Section 17 a distance of 209.3 feet to a point; thence South 115.0 feet (the foregoing portion of this description beginning with the words "at an iron pin" is quoted from Deed Record 85, page 3908) to a southwest corner of a 5.45-acre tract of land described in Deed Record 85, page 3908; thence North 0 degrees 51 minutes 12 seconds West 24.17 feet along a west line of said 5.45-acre tract of land to the north boundary of Kingston Drive and the southeast corner of a 17,080-square foot tract of land described in Deed Record 83, page 2671; thence South 89 degrees 08 minutes 44 seconds West 146.58 feet along the boundary of said Kingston Drive to the northeastern intersection of said Kingston Drive and said Salisbury Street; thence North 74 degrees 00 minutes 11 seconds West 40.00 feet along the boundary of the intersection of said Kingston Drive and said Salisbury Street to the eastern boundary of said Salisbury Street; thence North 15 degrees 29 minutes 57 seconds West 8.69 feet along the boundary of said Salisbury Street to the point of beginning of this description: thence continuing North 15 degrees 29 minutes 57 second West 10.34 feet along said boundary; thence North 89 degrees 08 minutes 44 seconds East 78.44 feet; thence South 81 degrees 38 minutes 41 seconds East 111.44 feet; thence North 13 degrees 57 minutes 03 seconds East 39.13 feet; thence North 89 degrees 08 minutes 44 seconds East 55.00 feet; thence South 39 degrees 56 minutes 48 seconds East 38.51 feet; thence North 64 degrees 33 minutes 49 seconds East 25.69 feet; thence South 80 degrees 22 minutes 49 seconds East 58.89 feet; thence South 32 degrees 49 minutes 02 seconds East 11.10 feet; thence Northeasterly 46.03 feet along an arc to the left and having a radius of 908.00 feet and subtended by a long chord having a bearing of North 81 degrees 16 minutes 52 seconds East and a length of 46.03 feet; thence Northeasterly 151.71 feet along an arc to the right and having a radius of

EXHIBIT "A"

Project: 1401286

Sheet 2 of 2

Parcel: 1C Temporary R/W for Grading & Drive Constr.

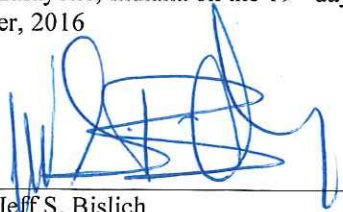
Form: T-3

988.00 feet and subtended by a long chord having a bearing of North 84 degrees 13 minutes 40 seconds East and a length of 151.56 feet; thence North 88 degrees 37 minutes 36 seconds East 140.34 feet; thence North 1 degree 22 minutes 24 seconds West 5.00 feet; thence North 77 degrees 19 minutes 00 seconds East 50.99 feet; thence South 46 degrees 22 minutes 24 seconds East 21.21 feet; thence North 88 degrees 37 minutes 36 seconds East 485.00 feet; thence South 1 degree 22 minutes 24 seconds East 5.00 feet to the north boundary of said Kingston Drive; thence South 88 degrees 37 minutes 36 seconds West 690.34 feet along the boundary of said Kingston Drive; thence along said boundary Southwesterly 150.94 feet along an arc to the left and having a radius of 983.00 feet and subtended by a long chord having a bearing of South 84 degrees 13 minutes 40 seconds West and a length of 150.79 feet; thence along said boundary Southwesterly 148.64 feet along an arc to the right and having a radius of 913.00 feet and subtended by a long chord having a bearing of South 84 degrees 29 minutes 14 seconds West and a length of 148.30 feet; thence North 85 degrees 39 minute 41 seconds West 110.48 feet; thence South 89 degrees 08 minutes 44 seconds West 135.00 feet; thence North 58 degrees 33 minutes 53 seconds West 18.72 feet to the point of beginning and containing 0.308 acres, more or less.



This description was prepared for the City of West Lafayette, Indiana on the 19th day of September, 2016

by


Jeff S. Bislich
Indiana Registered Surveyor
License Number 9800003